

DEC 20 - 26, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 15 condos, and 5 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$2,804,650

Average Asking Price

\$2,795,000

Median Asking Price

\$1,447

Average PPSF

1%

Average Discount

\$56,093,000

Total Volume

174

Average Days On Market

Unit PH at 207 North 5th Street in Williamsburg entered contract this week, with a last asking price of \$3,895,000. This duplex penthouse condo spans 2,250 square feet with 4 beds and 3 full baths. It features 2 private rooftop terraces, private elevator entry, an open floor plan, 12-foot ceilings, custom lighting, a kitchen with high-end appliances and custom countertops, and much more.

Also signed this week was Unit 10FG at 70 Washington Street in DUMBO, with a last asking price of \$3,590,000. Originally built in 1916, this condo spans 2,447 square feet with 4 beds and 3 full baths. It features views of Manhattan & Brooklyn, oversized windows, 11-foot concrete-beamed ceilings, hardwood flooring, a TV/media room with built-in storage and partitioning wall, a chef's kitchen with high-end appliances and custom-built pantries, a primary bedroom with a spa-like en-suite bathroom, and much more. The building provides a 24-hour concierge, a package room, a gym, a recently updated common roof deck, and many other amenities.

15

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,898,000

Average Asking Price

\$0

Average Asking Price

\$2,524,600

Average Asking Price

\$2,850,000

Median Asking Price

\$0

Median Asking Price

\$2,498,000

Median Asking Price

\$1,578

Average PPSF

N/A

Average PPSF

\$795

Average PPSF

1,876

Average SqFt

N/A

Average SqFt

3,281

Average SqFt



207 N 5 ST #PH

Williamsburg

Type	Condo	Status	Contract
SqFt	2,250	Beds	4
PPSF	\$1,732	Fees	\$3,649

Ask	\$3,895,000
Baths	3.5
DOM	143

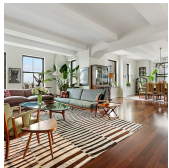


70 WASHINGTON ST #10FG

Dumbo

Type	Condo	Status	Contract
SqFt	2,447	Beds	4
PPSF	\$1,468	Fees	\$4,411

Ask	\$3,590,000
Baths	3.5
DOM	56



1 HANSON PL #28A

Fort Greene

Type	Condo	Status	Contract
SqFt	2,848	Beds	3
PPSF	\$1,229	Fees	\$5,302

Ask	\$3,500,000
Baths	2.5
DOM	256



153 GREENE ST #PHA

Greenpoint

Type	Condo	Status	Contract
SqFt	2,134	Beds	3
PPSF	\$1,641	Fees	\$3,190

Ask	\$3,500,000
Baths	2.5
DOM	153



215 N 10 ST #PHA

Williamsburg

Type	Condo	Status	Contract
SqFt	1,858	Beds	3
PPSF	\$1,804	Fees	\$4,571

Ask	\$3,350,000
Baths	2.5
DOM	N/A



253 PACIFIC ST #1

Boerum Hill

Type	Condo	Status	Contract
SqFt	2,280	Beds	3
PPSF	\$1,446	Fees	\$1,677

Ask	\$3,295,000
Baths	2.5
DOM	136

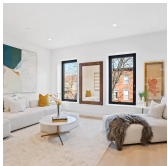
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105 EIGHTH AVE #1A

Park Slope

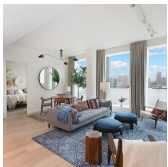
Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	2,694	Beds	3	Baths	2.5
PPSF	\$1,206	Fees	\$3,855	DOM	106



320 SACKETT ST #3

Carroll Gardens

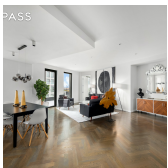
Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	1,658	Beds	3	Baths	3
PPSF	\$1,719	Fees	\$1,598	DOM	11



1 JOHN ST #6C

Dumbo

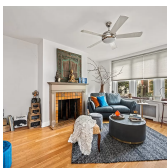
Type	Condo	Status	Contract	Ask	\$2,800,000
Sqft	1,491	Beds	2	Baths	2
PPSF	\$1,878	Fees	\$2,868	DOM	525



805 WASHINGTON AVE #7D

Crown Heights

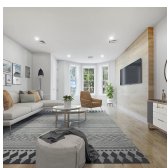
Type	Condo	Status	Contract	Ask	\$2,795,000
Sqft	1,715	Beds	4	Baths	2
PPSF	\$1,630	Fees	\$1,735	DOM	N/A



139 CAMBRIDGE PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,795,000
Sqft	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	\$520	DOM	93



296 RUTLAND RD

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,680,000
Sqft	4,696	Beds	6	Baths	6.5
PPSF	\$571	Fees	\$806	DOM	137

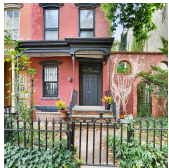
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55 BERRY ST #6F

Williamsburg

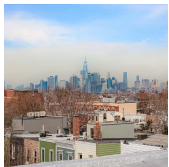
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,357	Beds	2	Baths	2
PPSF	\$1,843	Fees	\$2,010	DOM	90



43 CAMBRIDGE PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,498,000
Sqft	N/A	Beds	4	Baths	1
PPSF	N/A	Fees	N/A	DOM	44



288 16 ST

Park Slope

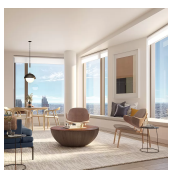
Type	Townhouse	Status	Contract	Ask	\$2,450,000
Sqft	2,500	Beds	4	Baths	2.5
PPSF	\$980	Fees	\$684	DOM	43



125 CHAUNCEY ST

Bedford Stuyvesant

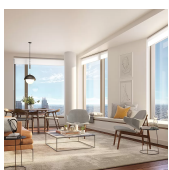
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,646	Beds	3	Baths	3.5
PPSF	\$832	Fees	\$444	DOM	238



11 HOYT ST #22J

Downtown

Type	Condo	Status	Contract	Ask	\$2,055,000
Sqft	1,409	Beds	3	Baths	2
PPSF	\$1,459	Fees	\$2,805	DOM	N/A

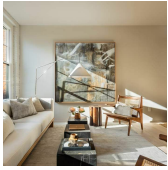


11 HOYT ST #21J

Downtown

Type	Condo	Status	Contract	Ask	\$2,040,000
Sqft	1,405	Beds	3	Baths	2
PPSF	\$1,452	Fees	\$2,797	DOM	N/A

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168 PLYMOUTH ST # 4 D

Dumbo

Type Condo
Sqft 1,184
PPSF \$1,714
Status Contract
Beds 1
Fees \$2,332

Ask \$2,030,000
Baths 2
DOM 574



11 HOYT ST # 20 J

Downtown

Type Condo
Sqft 1,405
PPSF \$1,438
Status Contract
Beds 3
Fees \$2,797

Ask \$2,020,000
Baths 2
DOM N/A

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